

Newberg EOA: TAC / CAC Meetings #3

July 22, 2020

ECONNorthwest

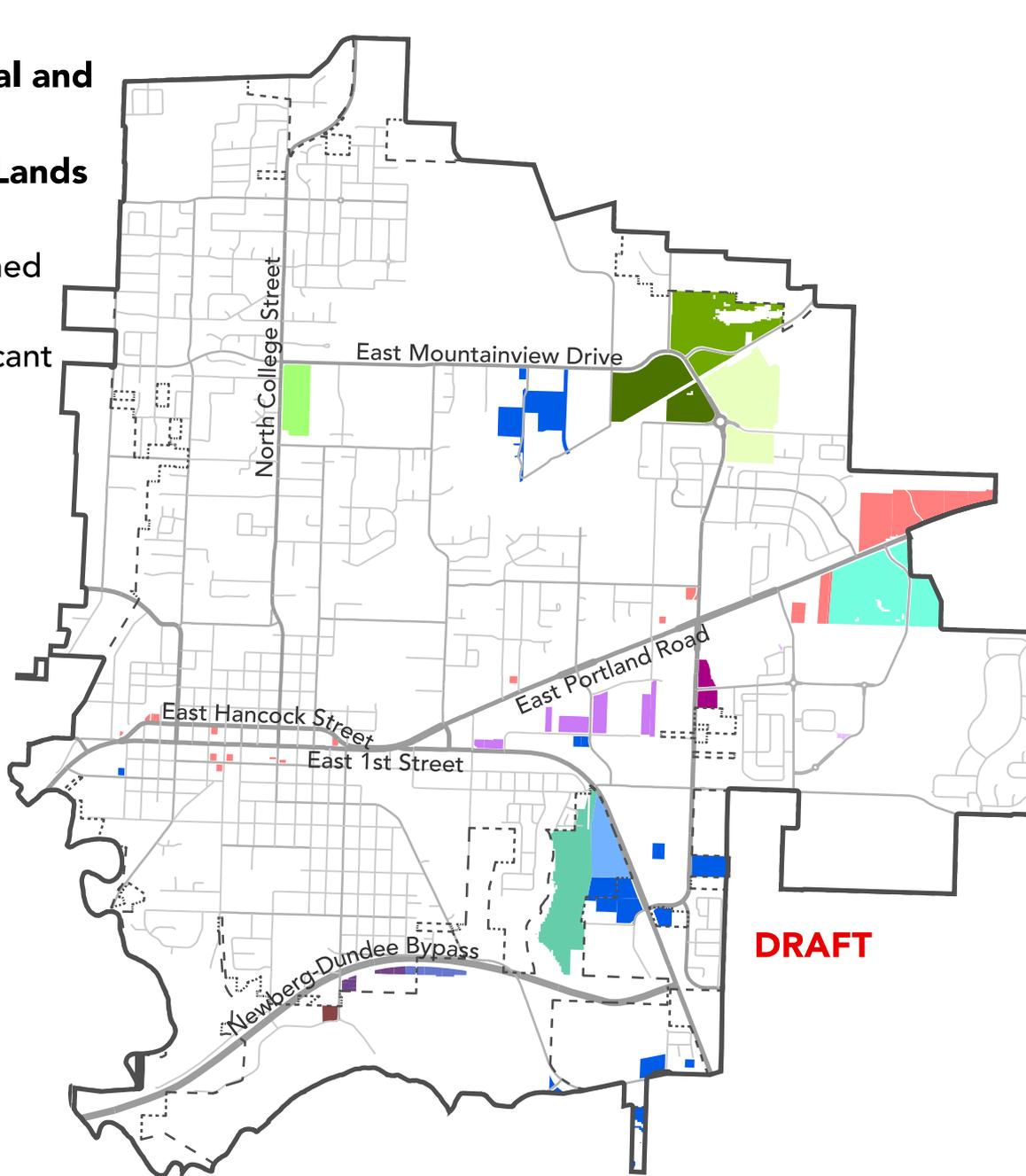
ECONOMICS • FINANCE • PLANNING

- Introductions
- Refined BLI Results
- Employment Forecast and Commercial Land Sufficiency
- Refined Site Needs
- Industrial Land Demand and Sufficiency

Refined BLI Results

Newberg Commercial and Industrial Buildable Lands Inventory

Unconstrained
Vacant and
Partially Vacant
Land



- City Limits
- Urban Growth Boundary
- Comprehensive Plan Designations**
- Industrial
- Commercial
- Mixed Use
- IND (Airpark)
- PQ (Airpark)
- PQ (Hospital)
- Riverfront District**
- Commercial
- Industrial
- Mixed Use
- Springbrook District**
- Employment
- Hospitality
- Neighborhood Comm.
- Village
- Specific Plan**
- Commercial
- Mixed Use

DRAFT

Date: July 13 2020
Source: ECONorthwest; City of Newberg; Yamhill County



Unconstrained Vacant and Partially Vacant Land

Zone/Plan Designation	Total Buildable Acres	Buildable Acres on Vacant Lots	Buildable Acres on Partially Vacant Lots
Commercial	55	27	28
Commercial	15	6	10
Riverfront District Commercial	1	1	
Specific Plan Commercial	4	4	
Public Quasi-Public (Hospital Site)	8		8
Springbrook District - Hospitality	14	4	10
Springbrook District - Neighborhood Commercial	11	11	
Mixed Use	24	21	4
Mixed Use	10	6	4
Riverfront District Mixed Use	2	2	
Specific Plan Mixed Use	0	0	
Springbrook District - Village	12	12	
Industrial	51	41	10
Industrial	27	20	7
Riverfront District Industrial	3	3	
Springbrook District - Employment	22	19	3
Total	130	89	41

Of the 34 buildable acres in Springbrook District Village, about 12 will be for retail use. This is reflected in the table above.

(Source: Springbrook Master Plan)

Buildable Land by Site Size

Buildable acres on vacant and partially vacant lots by size, Newberg UGB

	Buildable acres in taxlots						Total
	less than 0.5 acre	0.5 - 1 acres	1 - 2 acres	2 - 5 acres	5 - 10 acres	10 - 25 acres	
Commercial	3	3	7	13	8	21	55
Mixed Use	2	1	6	2		12	24
Industrial	3	4	3	23		19	51
Total	7	8	16	38	8	52	130

Number of lots with buildable vacant and partially vacant land by size, Newberg UGB

	Taxlots with buildable acres						Total
	less than 0.5 acre	0.5 - 1 acres	1 - 2 acres	2 - 5 acres	5 - 10 acres	10 - 25 acres	
Commercial	2	3	4	4	1	2	16
Mixed Use	3	2	2	1		1	9
Industrial	2	3	1	3		1	10
Total	7	8	7	8	1	4	35

Employment Forecast and Commercial Land Sufficiency

Recap: Employment Forecast Assumptions

- Employment base
- Growth rates
- Mix of employment
- Employment in residential areas
- Employment density

Please note: The numbers in the employment forecast are subject to change, with refinement of the EOA.

Employment Forecast: Potential Growth Rates

Employment Growth Forecast, Newberg UGB, 2021 to 2041

Employment Base: Estimate 2018 Total Employment in Newberg, about 13,466 jobs, decreased by 10% to account for recent unemployment.

Growth Rates: Consider potential growth rates.

Newberg grew by 837 covered jobs or at 0.9% AAGR between 2008 and 2018.

Year	Jobs grow at the rate of...	
	Population growth for the City (1.39%)	Employment growth in the region (1.13%)
2021	12,119	12,119
2041	15,963	15,179
Change 2021 to 2041		
Employees	3,844	3,060
Percent	32%	25%
AAGR	1.39%	1.13%

Two safe harbor options

1. OED growth rate for Mid-Valley Region (1.13%)
2. **Updated** PSU population growth rate for Newberg (1.39%)

*Note: PSU population forecasts were updated in June 2020

Types of Employment

Future mix of employment:

Assuming jobs grow at the population growth rate (1.39%)

Note: Industrial employment share based on 2008 employment data

Land Use Type	2021		2041		Change 2021 to 2041
	Employment	% of Total	Employment	% of Total	
Industrial	3,030	25%	5,587	35%	2,557
Retail Commercial	1,333	11%	1,437	9%	104
Office & Commercial Services	6,908	57%	7,982	50%	1,074
Government	848	7%	959	6%	111
Total	12,119	100%	15,963	100%	3,846

Industrial businesses that left Newberg:

- Polymax >> Hubbard
- NW Alpine >> Salem
- Halstead Cabinets >> Salem
- Advance Machinery >> Tualatin
- Aviatrix >> Sherwood
- Westrock (closed mill site)

Employment in Residential Plan Designations

Emp. in residential plan designations:

Assuming growth at the rate of population (1.39%)

Land Use Type	New Employment Growth	Emp. In Res. Designations	New Emp. on Vacant Land
Retail Commercial	104	16	88
Office & Commercial Services	1,074	169	905
Total	1,178	185	993

Amount of employment in residential assumptions (based on 2018 employment):

- Retail – 2%
- Office Commercial – 16%

Commercial Employment Densities

- Current employment densities in Newberg
 - Retail Commercial: 16 employees per acre
 - Office Commercial: 22 employees per acre
- Land in rights-of-way
 - Commercial (including Retail and Office): 19%

Commercial Land Demand

Future employment land need:

Assuming growth at the rate of population (1.39%)

Land Use Type	New Emp. on Vacant Land	Employees per Acre (Net Acres)	Land Demand (Net Acres)	Land Demand (Gross Acres)
Retail Commercial	88	16	6	7
Office & Commercial Services	905	22	42	52
Total	993		47	59

Note: Industrial land demand will be calculated using a different approach

Preliminary Commercial Land Sufficiency

Land sufficiency:

Assuming growth at the rate of population (1.39%)

Land Use Type	Land Supply (Suitable Gross Acres)	Land Demand (Gross Acres)	Land Sufficiency (Deficit)
Commercial	79	59	20
Total	79	59	20

Note: Industrial land need will be calculated using a different approach

Updated Discussion of Site Needs

Potential Target Industries

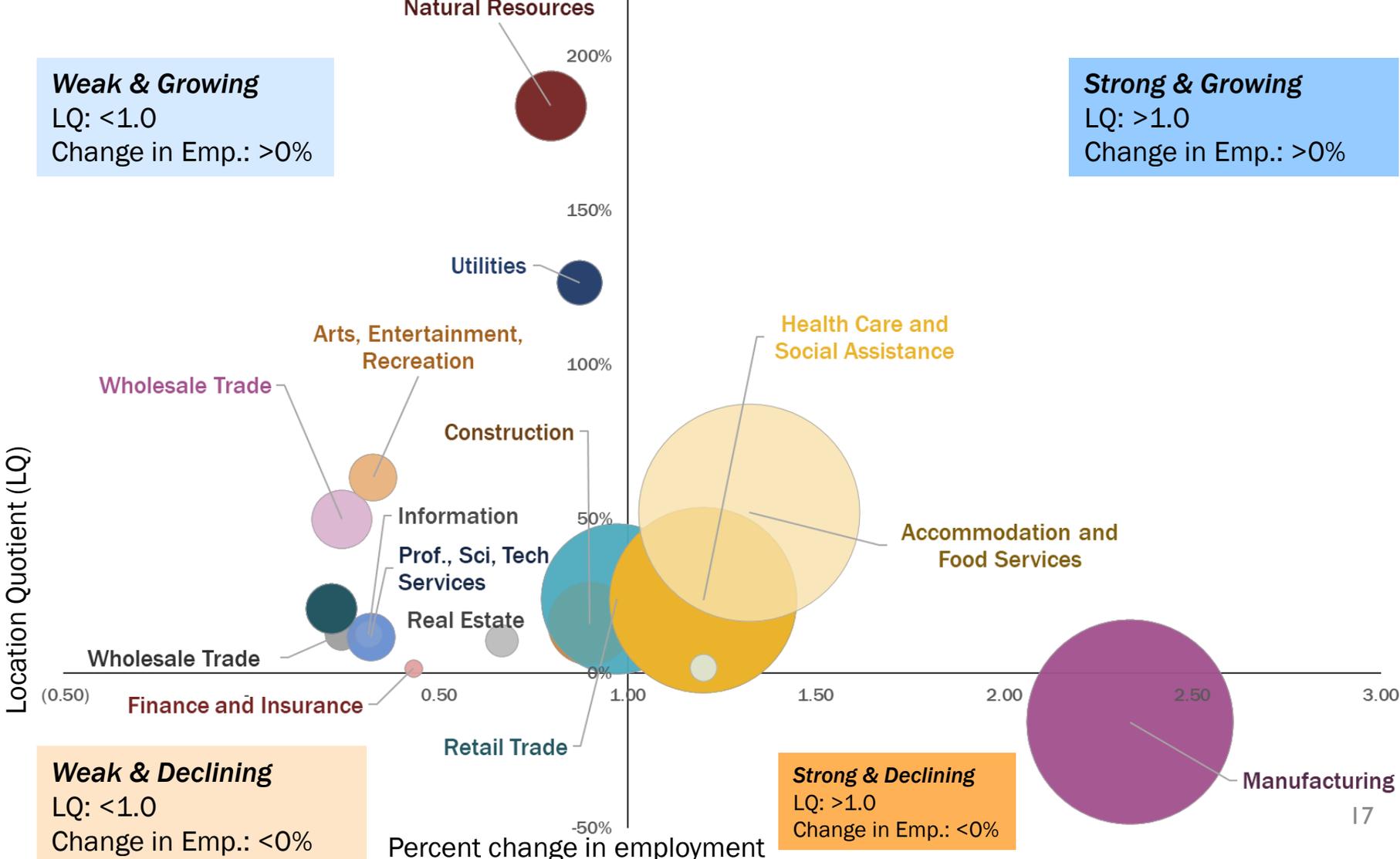
- Advanced and General Manufacturing
 - Dental and Medical Equipment
 - Machine Shops
 - Storage, Logistics, and Distribution
- Technology and High-Tech Manufacturing
 - Electronics and Software
 - Semiconductors
 - Health/Medical Information
- Food/Beverage Processing and Agricultural Products
 - Farming
 - Value-add Food Manufacturing
- Forestry and Wood Products
 - Forest Management
 - Lumber and Logs
 - MPP and CLT
- Aviation related industries
 - Specialty Aircraft Equipment
 - Air Travel and Tourism
 - Parts Machining and Repair

Note: This list was refined since the May meeting based on input from City staff and SEDCOR.

Potential Target Industries

Concentration and Growth of Industries, Newberg UGB, 2008-2018

Source: ECONorthwest analysis of Oregon Employment Department, Quarterly Census of Employment and Wages, 2008 & 2018.



Characteristics of Sites by Industries

STATE OF OREGON - Infrastructure Finance Authority
Industrial Development Competitiveness Matrix



PROFILE CRITERIA		Production Manufacturing		Value-Added Manufacturing and Assembly		Light / Flex Industrial			Warehousing & Distribution		Specialized			
		A	B	C	D	E	F	G	I	H	J	K	L	
		Heavy Industrial / Manufacturing	High-Tech / Clean-Tech Manufacturing	Food Processing	Advanced Manufacturing & Assembly	General Manufacturing	Industrial Business Park and R&D Campus	Business / Admin Services	Regional Warehouse / Distribution	Local Warehouse / Distribution	UVA Manufacturing / Research	Data Center	Rural Industrial	
1	GENERAL REQUIREMENTS		Use is permitted outright, located in UGB or equivalent and outside flood plain; and site (NCDA) does not contain contaminants, wetlands, protected species, or cultural resources or has mitigation plan(s) that can be implemented in 180 days or less.											
PHYSICAL SITE														
2	TOTAL SITE SIZE**	Competitive Acreage*	10 - 100+	5 - 100+	5 - 25+	5 - 25+	5 - 15+	20 - 100+	5 - 15+	20 - 100+	10 - 25+	10 - 25+	10 - 25+	5 - 25+
3	COMPETITIVE SLOPE:	Maximum Slope	0 to 5%	0 to 5%	0 to 5%	0 to 7%	0 to 5%	0 to 7%	0 to 12%	0 to 5%	0 to 5%	0 to 7%	0 to 7%	0 to 5%
TRANSPORTATION														
5	TRIP GENERATION:	Average Daily Trips per Acre	40 to 60 (ADT / acre)	40 to 60 (ADT / acre)	50 to 60 (ADT / acre)	40 to 60 (ADT / acre)	40 to 50 (ADT / acre)	60 to 150 (ADT / acre)	170 to 180 (ADT / acre)	40 to 80 (ADT / acre)	40 to 80 (ADT / acre)	40 to 80 (ADT / acre)	20 to 30 (ADT / acre)	40 to 50 (ADT / acre)
6	MILES TO INTERSTATE OR OTHER PRINCIPAL ARTERIAL:	Miles	w/ in 10	w/ in 10	w/ in 30	w/ in 15	w/ in 20	N/A	N/A	w/ in 5 (only interstate or equivalent)	w/ in 5 (only interstate or equivalent)	N/A	w/ in 30	N/A
7	RAILROAD ACCESS:	Dependency	Preferred	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Avoid	N/A
8	PROXIMITY TO MARINE PORT:	Dependency	Preferred	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Preferred	Preferred	Not Required	Not Required	N/A
9	PROXIMITY TO REGIONAL COMMERCIAL AIRPORT:	Dependency	Preferred	Competitive	Preferred	Competitive	Preferred	Required	Preferred	Preferred	Preferred	Preferred	Competitive	N/A
		Distance (Miles)	w/ in 60	w/ in 60	w/ in 60	w/ in 30	w/ in 60	w/ in 30	w/ in 60	w/ in 60	w/ in 60	w/ in 60	w/ in 30	w/ in 60
##	PROXIMITY TO INTERNATIONAL AIRPORT:	Dependency	Preferred	Competitive	Preferred	Competitive	Preferred	Competitive	Preferred	Preferred	Preferred	Competitive	Preferred	N/A
		Distance (Miles)	w/ in 300	w/ in 300	w/ in 300	w/ in 100	w/ in 300	w/ in 100	w/ in 300	w/ in 300	w/ in 300	w/ in 300	w/ in 100	w/ in 300
UTILITIES														
##	WATER:	Min. Line Size (Inches/Dmtr)	8" - 12"	12" - 16"	12" - 16"	8" - 12"	6" - 10"	8" - 12"	4" - 6"	4" - 8"	4" - 6"	4" - 8"	16"	4" - 8"
		Min. Fire Line Size (Inches/Dmtr)	10" - 12"	12" - 18"	10" - 12"	10" - 12"	8" - 10"	8" - 12"	6" - 10"	10" - 12"	6" - 8"	6" - 10"	10"-12"	6" (or alternate source)
		High Pressure Water Dependency	Preferred	Required	Required	Preferred	Not Required	Preferred	Not Required	Not Required	Not Required	Not Required	Not Required	Required

Types of Sites Target Industries may Need

Target Industry	High Tech	Food Proc.	Adv. Mfg.	Gen. Mfg.	Ind. Bus. Park	Reg. Warehouse	Local Warehouse	Special-ized
Advanced+ General Manufacturing	✓		✓	✓	✓			✓
Food/Beverage Processing + Agriculture Products		✓	✓				✓	
Forestry + Wood Products			✓	✓	✓		✓	
Tech + High Tech Manuf.	✓		✓		✓			✓
Aviation related industries			✓	✓	✓			✓

Characteristics of Sites by Target Industries

Site Characteristics	General + Advanced Mfg.	Food/ Bev. Process.+ Ag Products	Forestry and Wood Products	Tech + High Tech Mfg. / Tech.	Aviation Related Ind.
Site Size (acres)	5-25+	5-25+	5-25+	5-100+	5-25+
Slope	0 to 7%	0 to 5%	0 to 7%	0 to 5%	0 to 7%
Railroad Access	Preferred	Preferred	Preferred	Preferred	<i>Depends on specific industry</i>
Highway Access (mi. to interstate)	within 20	within 30	within 5-20	within 60	within 20 (or n/a)
Special Utility Needs	Electricity redundancy dependency; Higher demand for electricity, gas, and telecom	High pressure water dependency	<i>Depends on specific industry</i>	High pressure water dependency; Very high utility demands	<i>Depends on specific industry</i>

Industrial Land Demand and Sufficiency

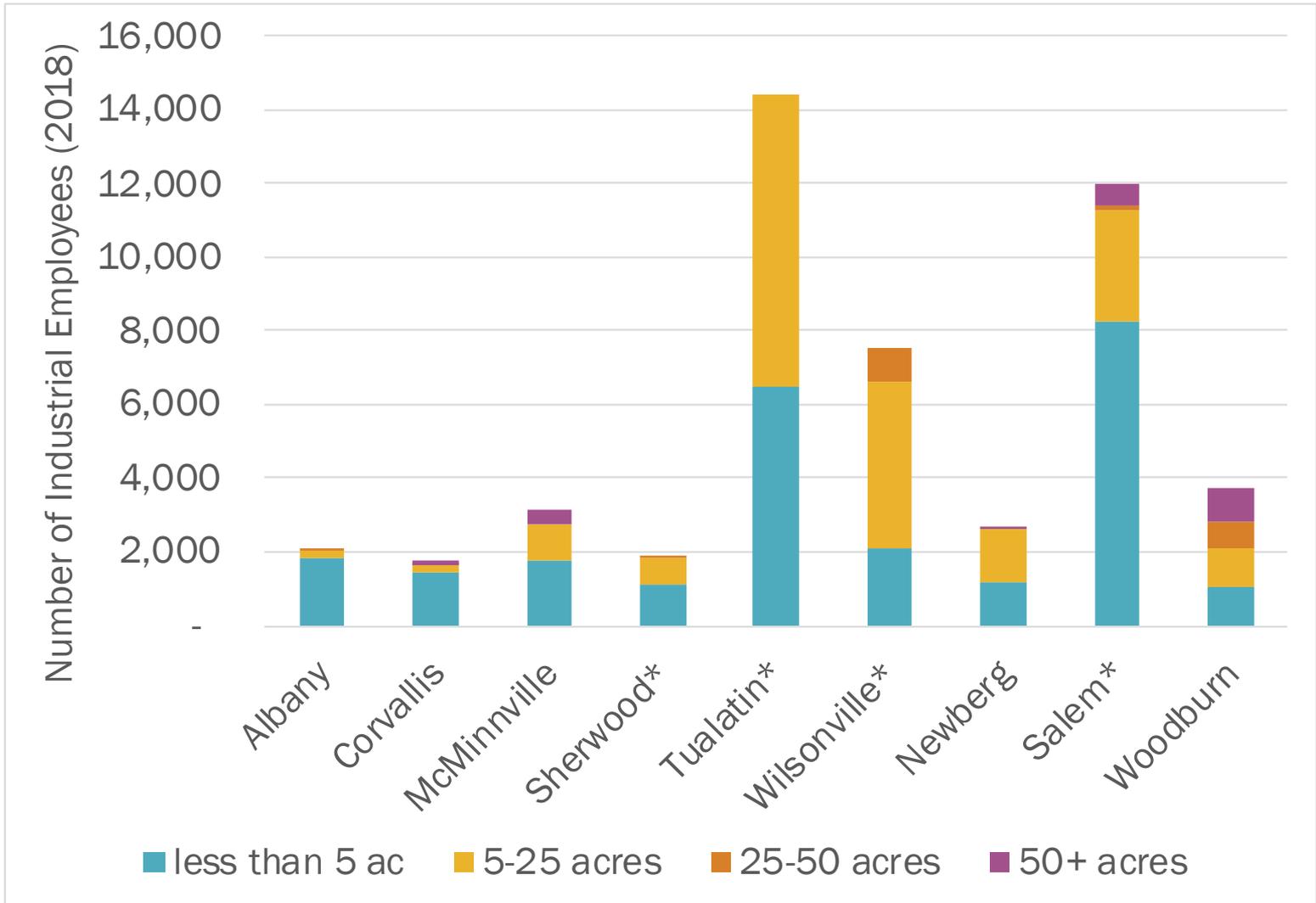
Industrial Land Demand in Newberg

- Forecast shows Newberg will have growth of 2,557 employees in industrial sectors
- Target industries will generally need sites 5 to 25 acres; some will need larger and some will need smaller sites
- How many sites and acres of industrial land will Newberg need in the future?

Regional Development Patterns

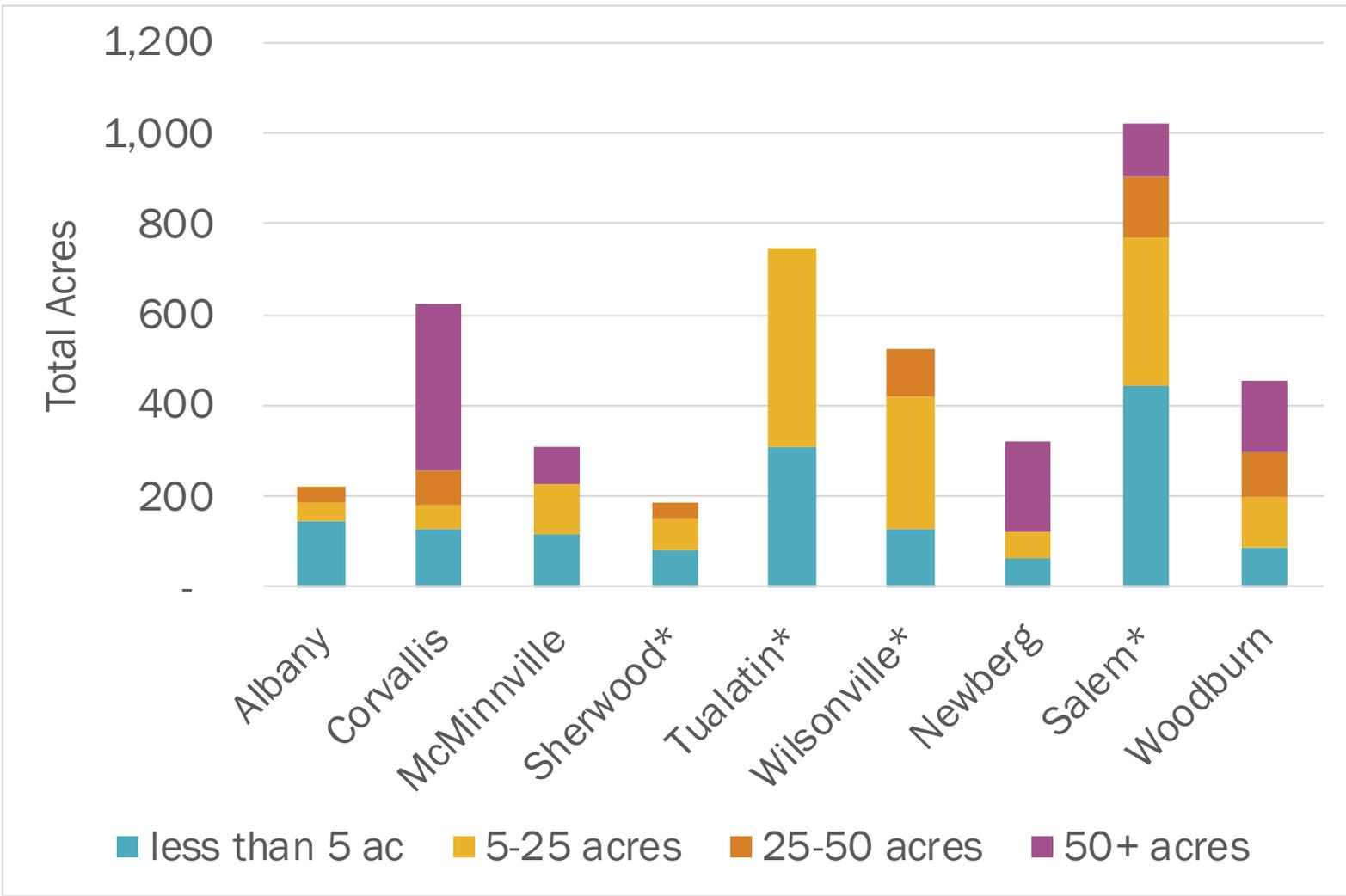
- We compiled information about industrial employment and site characteristics for: Albany, Corvallis, McMinnville, Sherwood, Tualatin, Wilsonville, Newberg, Salem, and Woodburn
 - Industrial employment includes employment in the following sectors: Manufacturing, Construction, Utilities, Wholesale Trade, Transportation and Warehousing, and Agricultural and Forestry Services.
- Separated employment into the following site sizes:
 - Smaller than 5 acres, 5-25 acres, 25-50 acres, and 50+ acres

Industrial Employees by City



Source: Oregon Employment Department's Quarterly Census of Employment and Wages;
Analysis by ECONorthwest
*Analysis for city limits only

Acres of Land with Industrial Employment



Source: Oregon Employment Department's Quarterly Census of Employment and Wages; County and City-level parcel datasets; Analysis by ECONorthwest

Note: The analysis only included sites where at least 75% of employment on the site is industrial.

*Analysis for city limits only

Characteristics of Regional Sites

Regional Site Characteristics

Analysis based on averages of industrial employment at sites in the following cities: Albany, Corvallis, McMinnville, Sherwood, Wilsonville, Newberg, Salem, and Woodburn

	Less than 5 Acres	5-25 acres	25-50 acres	50 and more
Percent of existing employment	51%	41%	4%	4%
Number of Employees per site	15	133	128	203
Average Site size (acres)	0.9	9.9	32.7	92.3

Source: Oregon Employment Department's Quarterly Census of Employment and Wages;
County and City-level parcel data sets;
Analysis by ECONorthwest

Newberg Industrial Land Site Needs

Industrial Land Need for 2,557 new industrial employees.

Analysis based on the averages of industrial employment.

	Less than 5 Acres	5-25 acres	25-50 acres	50 and more	Total
New Employment by Site Size					
Percent of new employment*	46%	41%	5.00%	8.00%	100%
Number of Employees in Newberg	1,176	1,048	128	205	2,557
New Sites Needed					
Employees per site*	15	133	128	203	
New Sites Needed in Newberg	79	8	1	1	89
New Land Needed					
Average Site size*	0.9	9.9	32.7	92.3	
Acres of land in Newberg (acres)	71	79	33	92	275

Source: Oregon Employment Department's Quarterly Census of Employment and Wages;
County and City-level parcel data sets;

Analysis by ECONorthwest

*Assumptions based on the regional analysis.

Industrial Land Sufficiency

Explanation of industrial land sufficiency – using sites less than 5 acres

Comparison of land supply and need

- Subtract “new sites needed” from existing “vacant sites” in the BLI.
 - 79 needed sites minus 22 vacant sites = deficit of 57 sites

Acres of land needed

- 57 needed sites times an average site size of 0.9 acres = 51 needed acres

	Less than 5 Acres	5-25 acres	25-50 acres	50 and more	Total
Number of Vacant Sites: Newberg BLI	22	1	-	-	23
New Sites Needed	79	8	1	1	89
Comparison of Land Supply and Need (Land Surplus or Deficit)	(57)	(7)	(1)	(1)	(66)
Acres of land Needed	51	69	33	92	246

Source: Oregon Employment Department’s Quarterly Census of Employment and Wages;
County and City-level parcel data sets
Analysis by ECONorthwest

Conclusions and Next Steps

Preliminary Conclusion

- Newberg has enough commercial land to accommodate growth
- Newberg does not have enough industrial land to accommodate growth
- What potential strategies can Newberg use to accommodate employment growth?

- Draft EOA document
- Draft strategies to accommodate growth

Note: September TAC/CAC Meetings to be rescheduled

ECONorthwest

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